

Prepared by:
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3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Kenneth Scott Dailey
777 Hwy 8
Montevallo, AL 35115

GENERAL WARRANTY DEED

20190125000027630
01/25/2019 03:44:45 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifteen Thousand Dollars and No Cents (\$15,000.00)**, between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Seaman Foundation, an Alabama non-profit Corporation, whose mailing address is:

1051 Hwy 25 South, Montevallo, AL 35115

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kenneth Scott Dailey, whose mailing address is: 777 Hwy 8, Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 88 Hwy 139, Brierfield, AL 35035** to-wit:

See attached "Exhibit A" for Legal Description

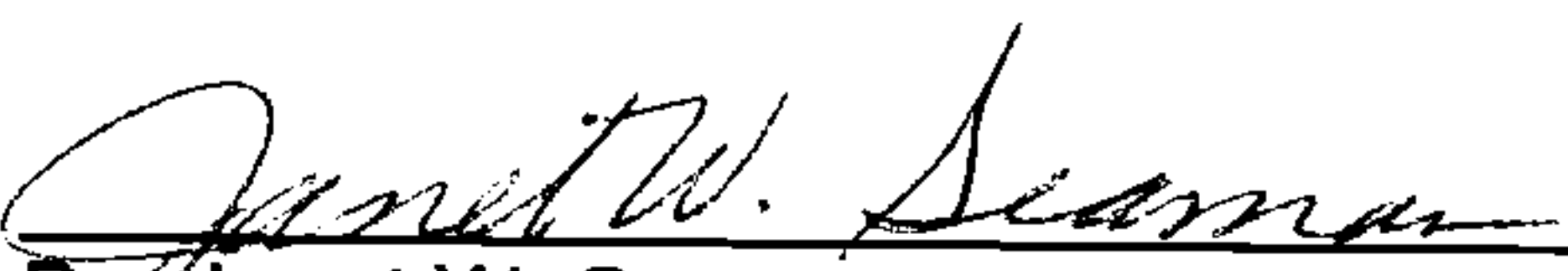
Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 18th day of January, 2019.

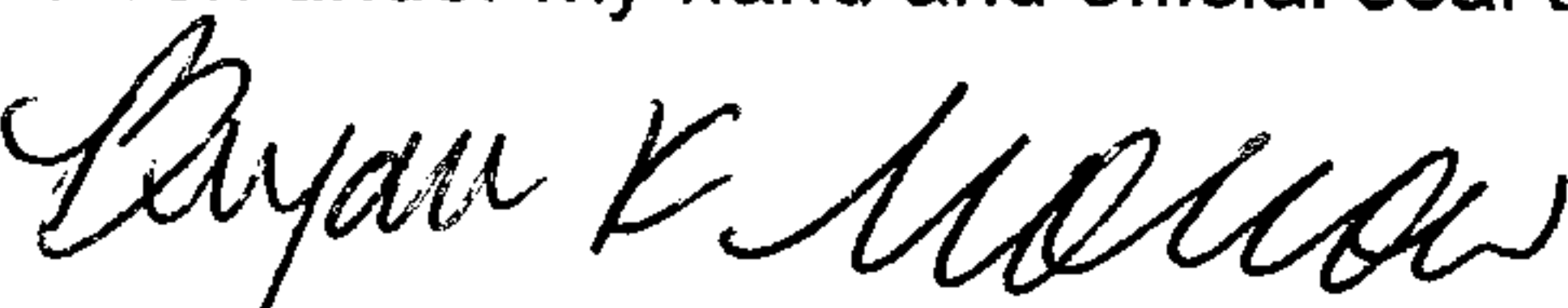
Seaman Foundation

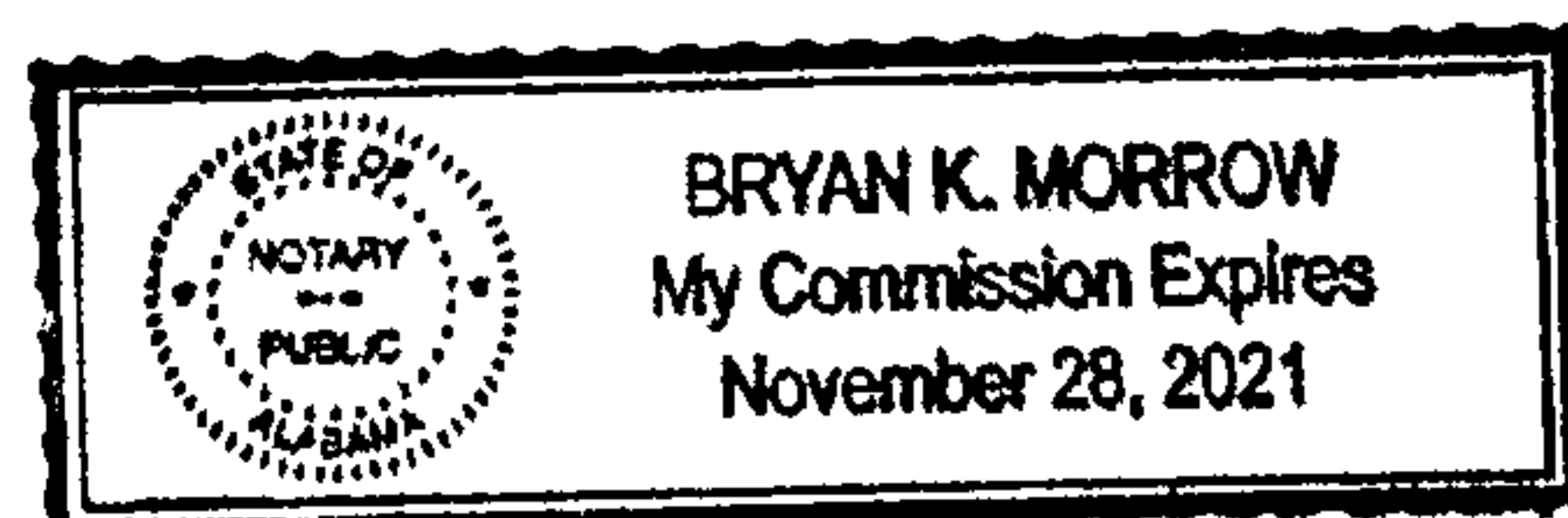

By: Janet W. Seaman
Its: President

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Janet. W. Seaman as President of Seaman Foundation, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily with full authority on the day the same bears date for said limited liability company.

Given under my hand and official seal this the 18 day of January, 2019.


Notary Public, State of Alabama
Bryan K Morrow
Printed Name of Notary
My Commission Expires: 11-28 2021



"Exhibit A"

Part of the West ½ of the Southwest ¼ of Section 17 and part in the East ½ of the Southeast ¼ of Section 18, Township 24 North, Range 12 East, described as follows: Commence at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 18 and go North 89 degrees 19 minutes 44 seconds West along the North boundary of said ¼-¼ section for 384.19 feet to the Point of Beginning; thence South 05 degrees 28 minutes 00 seconds East for 754.45 feet; thence North 82 degrees 36 minutes 32 seconds East for 2.05 feet to the Westerly boundary of Alabama State Highway No. 139; thence North 24 degrees 42 minutes 14 seconds East along said Westerly boundary for 802.93 feet to an existing right of way monument; thence North 21 degrees 04 minutes 58 seconds West for 78.27 feet to a point on a curve to the right on the Southerly Boundary of Alabama State Highway No. 25, said curve having a central angle of 11 degrees 27 minutes 10 seconds and a radius of 1160.61 feet; thence Westerly along said curve for 232.00 feet; thence North 03 degrees 45 minutes 40 seconds West for 10.00 feet to a point on a curve to the right on the Southerly Boundary of Alabama State Highway No. 25, said curve having a central angle of 07 degrees 41 minutes 57 seconds and a radius of 1150.61 feet; thence Westerly along said curve for 154.61 feet; thence South 05 degrees 28 minutes 00 seconds East for 23.87 feet to the Point of Beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT:

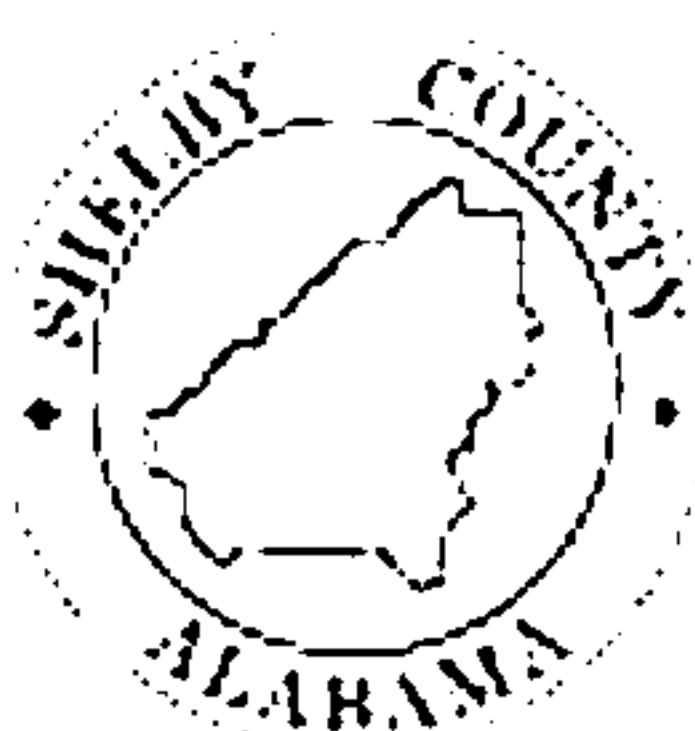
Any portion of the above-described real property which was conveyed by Grantor to the State of Alabama on August 23, 2006, pursuant to Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at instrument number 2006-0831000429130.

SUBJECT TO:

Right of way to Alabama Power Company as set forth in Deed Book 167, page 388, as recorded in the Probate Office of Shelby County, Alabama.

Buried cable easement to South Central Bell Telephone and Telegraph Company as set forth in Deed Book 254, Page 264 in the Probate Office of Shelby County, Alabama.

Less and except any part lying within roadway.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/25/2019 03:44:45 PM
\$33.00 CHARITY
20190125000027630

Allen S. Bayl